



HEARING ON SPECIAL EXCEPTIONS TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, SEPTEMBER 20, 2005

9:00 A.M.

PLAZA DEL SOL HEARING ROOM

BASEMENT LEVEL

600 SECOND STREET NW

(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Roberto Albertorio, Esq., Zoning Hearing Examiner

Tom Rojas, Deputy Zoning Hearing Examiner

Diane Baca, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Diane Baca at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Roberto Albertorio, Esq.

COA Planning Department, ZHE Division, 3^d Floor

600 Second Street NW

Albuquerque, NM 87102

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Diane Baca at (505) 924-3918.*

OLD BUSINESS:

- | | | | |
|----|---------------|---------|---|
| 1. | 05ZHE – 01161 | 1004335 | DAMIAN CHIMENTI request(s) a special exception to Section 14. 16. 2. 10. (E). (1).: a VARIANCE of 10 feet to the 15 foot front yard setback area requirement AND Section 14. 16. 3. 1. (A). (24). a.: a VARIANCE of 1 parking space to the 3 parking space requirement for each of the 4 proposed lots on all or a portion of Lot(s) 19 THRU 23, Block(s) E, Baca & Armijo Addition, zoned SU-2/RG and located at 1220 3RD ST SW (K-14) |
| | 05ZHE – 01162 | | |
| | 1)104 | | |
| | | | APPROVED W/CONDITIONS |
| 2. | 05ZHE – 01158 | 1004349 | CLAUS & MARGIE BUECHMANN request(s) a special exception to Section 14. 16. 2. 6. (B). (13). (a). 3.: a CONDITIONAL USE to allow for a 5 foot high wall in the street side yard setback area on all or a portion of Lot(s) 3, Block(s) 10, Snow Heights Addition, zoned R-1 and located at 1609 HOFFMAN DRIVE NE (J-19) |
| | 1)473 | | |
| | | | DEFERRED TO OCT. 14, 2005 |
| 3. | 05ZHE – 00645 | 1004150 | JULIA ZUBIA request(s) a special exception to Section 14. 16. 2. 6. (B). (5).: a CONDITIONAL USE to allow for a family day care home (up to 12 children) on all or a portion of Lot(s) 19, Volcan Vista Addition, zoned R-T and located at 5116 TORPEDO PL NW (F-10) |
| | 1)502 | | |

THREE (3) MONTH REVIEW OF PREVIOUS APPROVAL.

APPROVED, 1 YEAR – Limited to terms of Lease

4. **05ZHE – 01077** **1004292** **ARSENIO & LAURA SANCHEZ** request(s) a special exception to NMSA 47-3-12-SE: a CONDITIONAL USE to allow for solar rights on all or a portion of Lot(s) 8 & 9, Block(s) 54, Original Townsite of Albuquerque, zoned SU-2/HDA and located at **908 TIJERAS AVE NW** (J-13)
DENIED
5. **05ZHE – 01066** **1004285** **CENTRAL UNITED METHODIST CHURCH** request(s) a special exception to Section 14. 16. 3. 9. (D): a VARIANCE of 5 feet to the 20 foot light pole height requirement on all or a portion of Lot(s) C1A1B, Block(s) 15, Brownnewell Lail's Highland Addition, zoned SU-2/MC and located at **215 PINE ST NE** (K-15)
APPROVED

NEW BUSINESS:

6. **05ZHE – 01323** **1004398** **RICHARD E. ARAIZA** request(s) a special exception to Section 14. 16. 2. 6. (E). (3). (a): a VARIANCE of 2 feet to the 5 foot side yard setback area requirement on all or a portion of Lot(s) 12, Block(s) 6, McDuffie Place Addition, Unit 3, zoned R-1 and located at **1024 TULANE DR NE** (J-16)
APPROVED
7. **05ZHE – 01313** **1004381** **SUSAN WARD SAGER** request(s) a special exception to Section 14. 16. 2. 6. (E). (5). (a): a VARIANCE of 5 feet to the 15 foot rear yard setback area requirement on all or a portion of Lot(s) 4, Block(s) 8, Chacon Addition, zoned SU-2/SF and located at **1601 GRANITE AVE NW** (J-13)
APPROVED
8. **05ZHE – 01320** **1004385** **ERIC SAENZ & MARCOS LUJAN** request(s) a special exception to Section 14. 16. 2. 6. (D). (2). (A): a VARIANCE of 1,450 square feet to the 5,000 square foot lot size area requirement on all or a portion of Lot(s) 1, Block(s) 4, Sunshine Addition, zoned SU-2/MR and located at **606 SMITH ST SE** (L-14)
DEFERRED TO OCT. 14, 2005 due to FTA. Marked Final
9. **05ZHE – 01291** **1004372** **WILLIAM C. LEHMANN** request(s) a special exception to Section 14. 16. 3. 19. (A). (2). (a): a VARIANCE of 3 feet to the 3 foot wall height allowance for a 6 foot high wall in the street side yard setback AND Section 14. 16. 2. 6. (E). (3). (a): a VARIANCE of 15 feet to the 20 foot street side setback area requirement on all or a portion of Lot(s) 1, Block(s) 10, Dale Bellamah Addition, zoned R-1 and located at **2030 VALENCIA DR NE** (J-18)
DEFERRED TO OCT 14, 2005 To meet with Neighborhood Association
10. **05ZHE – 01325** **1003441** **KEITH - LEE, LLC** request(s) a special exception to Section 14. 16. 2. 13. (B). (6): a CONDITIONAL USE to allow for 100% of the floor area for office use AND Section 14. 16. 3. 1. (A). (21): a VARIANCE of 3 parking spaces to the 33 parking space requirement on all or a portion of Lot(s) 15 A, Nichols & Bowden Addition, zoned SU-2/RC and located at **800 LOMAS BLVD NW** (J-14)
APPROVED W/CONDITION
11. **05ZHE – 01327** **1004400** **EVANGELINA VARGAS** request(s) a special exception to Section 14. 16. 2. 11. (A): a CONDITIONAL USE to allow for R-2 uses in a SU-2/M-R zone AND Section 14. 16. 2. 6. (E). (5). (a): a VARIANCE of 15 feet to the 15 foot rear yard setback area requirement AND Section 14. 16. 2. 6. (E). (3). (b): a VARIANCE of 5 feet to the 5 foot side yard setback area requirement on all or a portion of Lot(s) 3 & 4, Block(s) 3, Garcia Addition, zoned SU-2/MR and located at **1815 WILLIAM STREET SW** (L-14)
APPROVED W/ CONDITIONS

12. 05ZHE – 01299 1001816 **JOHNNY & JANE CARLTON** request(s) a special exception to Section 14. 16. 2. 23. Reference Downtown Neighborhoods Sector Plan: a VARIANCE of 13 feet 2 inches to the allowed height of 40 feet for an elevator tower AND Section 14. 16. 2. 23. Reference Downtown Neighborhoods Sector Plan: a VARIANCE of 9 feet 6 inches to the allowed height of 40 feet for stair towers on all or a portion of Lot(s) 12 A, Block(s) 54, NM Town Company's Original Townsite, zoned SU-2/HDA and located at **918 TIJERAS NW (J-13)**
- 2)3142
3)10
- APPROVED W/CONDITON

*** * * END OF MORNING SESSION * * ***

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #13

IF YOU ARE AGENDA ITEMS #13 THRU #26
PLEASE COME TO THE HEARING AT 1:30 P.M.

13. 05ZHE – 01297 1004373 **ANTONETTE MAESTAS** request(s) a special exception to Section 14. 16. 2. 6. (B). (11).: a CONDITIONAL USE to allow for a shade structure in the rear yard setback area on all or a portion of Lot(s) 41 P-1, Block(s) 2, Ladera Vista Subdivision, zoned R-D and located at **6804 HUERTO AVE NW (H-10)**
- 3)1970
- APPROVED
14. 05ZHE – 01205 1004394 **JOHN M. SIMPSON** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a CONDITIONAL USE to allow for a carport in the front yard setback area requirement on all or a portion of Lot(s) 8, Block(s) 6, Piermont Heights Addition, zoned R-1 and located at **3724 PIERMONT DR NE (G-20)**
- 3)2000
- APPROVED
15. 05ZHE – 01206 1004395 **GORDON J. DOUGLAS** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a CONDITIONAL USE to allow for a carport in the front yard setback area requirement on all or a portion of Lot(s) 14, Block(s) 1 A, Monarch Village Addition, zoned R-1 and located at **608 MARQUIS DR NE (K-22)**
- 3)2120
- APPROVED W/CONDITION
16. 05ZHE – 01238 1004356 **LORENZO SANCHEZ** request(s) a special exception to Section 14. 16. 2. 6. (B). (3).: a CONDITIONAL USE to allow for a carport in the front yard setback area requirement on all or a portion of Lot(s) 4, Block(s) 10, Heritage Hills Addition, Unit 2, zoned R-1 and located at **7313 YORKTOWN AVE NE (D-20)**
- 3)2181
- APPROVED W/CONDITION
17. 05ZHE – 01224 1004397 **ROBERT (BOBBY) SANTIAGO** request(s) a special exception to Section 14. 16. 2. 6. (B). (13). (a). (1).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 20, Block(s) 10, Broadmoor Addition, zoned R-1 and located at **4216 BROADMOOR AVE NE (K-17)**
- 3)2440
- APPROVED W/CONDITONS

18. 05ZHE – 01301 1004374 **MARY E. DONATO** request(s) a special exception to Section 14. 16. 2. 6. (B). (14). 1.: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 25, Block(s) 22, Monterey Hills Addition, zoned R-1 and located at **2901 SANTA CRUZ AVE. SE** (L-16)
3)2714
APPROVED W/CONDITIONS
19. 05ZHE – 01307 1004376 **WILLIAM JACKSON** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) A, Block(s) 5, Loma Vista Addition, zoned R-1 and located at **900 DARTMOUTH DR NE** (J-16)
3)2837
APPROVED W/CONISITIONS
20. 05ZHE – 01312 1004402 **STEPHEN OVERMAN** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a wall over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 17, Block(s) 26, Mesa Park Addition, zoned R-1 and located at **713 CALIFORNIA ST SE** (L-18)
3)3005
APPROVED W/CONDITIONS
21. 05ZHE – 01324 1004399 **ROSALIE LUCERO** request(s) a special exception to Section 14. 16. 2. 6. (B). (14).: a CONDITIONAL USE to allow for a fence over 3 feet in height in the front yard setback area on all or a portion of Lot(s) 28, Block(s) 2, Sandia Plaza Subdivision, zoned R-1 and located at **807 GRIEGOS RD NW** (F-14)
3)3160
APPROVED W/CONDITONS
22. 05ZHE – 01302 1004401 **ISIDRO ALCANTAR** request(s) a special exception to Section 14. 16. 2. 6. (B). (11).: a CONDITIONAL USE to allow for a second kitchen in a R-1 zone on all or a portion of Lot(s) 14 A 1, Block(s) 1, La Mariposa South Addition, zoned R-1 and located at **5167 VISTA DE LUZ DR NW** (E-11)
3)3509
APPROVED W/CONDITION
23. 05ZHE – 01329 1004386 **WILLIAM G. WAGNER** request(s) a special exception to Section 14. 16. 2. 6. (B). (1).: a CONDITIONAL USE to allow for accessory living quarters in a RA-2 zone on all or a portion of Lot(s) 40 D, Alvarado Gardens Addition, zoned RA-2 and located at **2531 CAMPBELL RD NW** (G-12)
3)3800
4)10
APPROVED W/CONDITIONS
24. 05ZHE – 01319 1004384 **FRED & JANIE MOSSMAN** request(s) a special exception to Section 14. 16. 2. 17. (B). (6).: a CONDITIONAL USE to allow for dwelling units in a C-2 zone on all or a portion of Lot(s) A 2 A, The Plaza At Paseo Del Norte, zoned G-2 and located at **9350 EAGLE RANCH RD NW** (C-13)
4)160
APPROVED
25. 05ZHE – 01215 1004344 **ANA NERI** request(s) a special exception to Section 14. 16. 4. 13. (A). (1).: a CONDITIONAL USE to allow for a status established building in a R-1 zone on all or a portion of Lot(s) 2, Block(s) F, Monkbridge Place Addition, zoned R-1 and located at **601 HEADINGLY AV NW** (G-14)
4)650
4)925
DEFERRED TO OCT 14, 2005 to meet with Neighborhood Association
26. 05ZHE – 01360 1004396 **PEERLESS TYRE CO.** request(s) a special exception to Section 14. 16. 2. 16. (B). 12.: a CONDITIONAL USE to allow for outdoor activity (tire repair) in a C-1 zone on all or a portion of Lot(s) 13 & 14, Block(s) 9, Buena Ventura Addition, zoned C-1 and located at **241 EUBANK BLVD NE** (K-20)
4)680
APPROVED W/ CONDITIONS